

027.0

0002

0014.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel
1,019,000 / 1,019,000

USE VALUE:

1,019,000 / 1,019,000

ASSESSED:

1,019,000 / 1,019,000


Patriot
Properties Inc.
PROPERTY LOCATION**IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
61-63		GRAFTON ST, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	SCHEIBNER SCOTT/COLLEEN	
Owner 2:		
Owner 3:		

Street 1:	63 GRAFTON ST
Street 2:	

Twn/City:	ARLINGTON
StProv:	MA
Postal:	02474

PREVIOUS OWNER	
Owner 1:	POIRE JEANNE M/ETAL -
Owner 2:	MILTON CLAIRE A -
Street 1:	63 GRAFTON ST
Twn/City:	ARLINGTON
StProv:	MA
Postal:	02474

NARRATIVE DESCRIPTION	
This parcel contains 4,950 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1914, having primarily Stucco Exterior and 2705 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

Amount	Com. Int

PROPERTY FACTORS	
Item	Code

Description	%	Item	Code	Description
Z R2	TWO FAMIL	100	water	

		Sewer		
n		Electri		

Census:		Exempt		
Flood Haz:				

D		Topo	1	Level
s		Street		

t		Gas:		

LAND SECTION (First 7 lines only)	
Use Code	Description

LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family	4950	Sq. Ft.	Site	0	80.	1.15	1										454,802						454,800	

Total AC/Ha: 0.11364

Total SF/SM: 4950

Parcel LUC: 104 Two Family

Prime NB Desc: ARLINGTON

Total: 454,802

Spl Credit

Total: 454,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

Total Card / Total Parcel

1,019,000 / 1,019,000

APPRAISED: 1,019,000 / 1,019,000

USE VALUE: 1,019,000 / 1,019,000

ASSESSED: 1,019,000 / 1,019,000

User Acct	18466
GIS Ref	

GIS Ref	
Insp Date	07/29/17

USER DEFINED

Prior Id # 1: 18466

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

Parcel ID 027.0-0002-0014.0

!2248!

PRINT

Date Time

12/10/20 17:42:19

LAST REV

Date Time

08/07/17 08:51:39

apro

2248

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

Sign: VERIFICATION OF VISIT NOT DATA

/ / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH								
Type:	13 - Multi-Garden			Full Bath:	2	Rating:	Good									WDK OFF				
Sty Ht:	2A - 2 Sty +Attic			A Bath:	1	Rating:	Very Good													
(Liv) Units:	2	Total: 2		3/4 Bath:		Rating:														
Foundation:	3 - BrickorStone			A 3QBth:		Rating:														
Frame:	1 - Wood			1/2 Bath:		Rating:														
Prime Wall:	6 - Stucco			A HBth:		Rating:														
Sec Wall:		%		OthrFix:		Rating:														
Roof Struct:	1 - Gable			OTHER FEATURES																
Roof Cover:	1 - Asphalt Shgl			Kits:	2	Rating:	Good													
Color:	TAN			A Kits:		Rating:														
View / Desir:				Fpl:		Rating:														
GENERAL INFORMATION				WSFlue:		Rating:														
Grade:	C - Average			CONDOS INFORMATION																
Year Blt:	1914	Eff Yr Blt:		Location:																
Alt LUC:		Alt %:		Total Units:																
Jurisdct:		Fact: .		Floor:																
Const Mod:				% Own:																
Lump Sum Adj:				Name:																
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN								
Avg Ht/FL:	STD			Phys Cond:	GD - Good	18.	%	Exterior:		No Unit	RMS	BRS	FL							
Prim Int Wall:	2 - Plaster			Functional:			%	Interior:		1	5	2								
Sec Int Wall:		%		Economic:			%	Additions:		1	5	2								
Partition:	T - Typical			Special:			%	Kitchen:												
Prim Floors:	2 - Softwood			Override:			%	Baths:												
Sec Floors:		%		Total:	18.6	%		Plumbing:												
Bsmnt Flr:	12 - Concrete							Electric:												
Subfloor:								Heating:												
Bsmnt Gar:								General:		2	10	4								
Electric:	3 - Typical																			
Insulation:	2 - Typical																			
Int vs Ext:	S																			
Heat Fuel:	2 - Gas																			
Heat Type:	5 - Steam																			
# Heat Sys:	2																			
% Heated:	100			% AC:	100															
Solar HW:	NO			Central Vac:	NO															
% Com Wall				% Sprinkled:																
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:								
SPEC FEATURES/YARD ITEMS				PARCEL ID 027.0-0002-0014.0												IMAGE				
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value			
3	Garage	D	Y	1	19X18	A	AV	1914	22.31	T	40	104			4,600		4,600			
More: N	Total Yard Items:	4,600		Total Special Features:					Total:							4,600				